

AMENDING OFFICIAL ZONING MAP

NORTHEAST SIDE OF RADAR ROAD AND WEST SIDE OF STAGE COACH TRAIL NORTH OF CHIMNEY ROCK ROAD

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from Conditional District – Heavy Industrial to Conditional District – Heavy Industrial (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at an existing iron pin in the southwest margin of the 60 ft. right of way of Stage Coach Trail (SR 2145), said point being in the northwest line of property of Leila Mae Cummings and David C. Cummings; running thence with the Cummings' northwest line as established by Deed recorded in Book 4483, Page 2017, in the Guilford County Registry, the following three courses and distances: South 54°13'34" West 330.35 feet to a new iron pin, South 43°27'19" West 221.86 feet to a new iron pin, and South 47°35'54" West 319.72 feet to a new iron pin; continuing thence along the northwest line of Cummings as per Deed recorded in Book 4483, Page 2014, in the Guilford County Registry, South 47°35'54" West 45.18 feet to a new iron pin in the eastern margin of the 60 ft. right of way of Radar Road; running thence along the eastern and northern margin said right of way of Radar Road the following three courses and distances: North 37°16'07" West 47.10 feet to a point; along a curve to the left having a radius of 679.75 feet, a chord bearing of North 41°22'35" West and chord distance of 99.61 feet to an existing iron pin; and along a curve to the left having a radius of 679.75 feet, a chord bearing of North 79°21'31" West and chord distance of 753.59 feet to a new iron pin in the southern line of the property of Piedmont Triad Airport Authority as per Deed recorded in Book 4266, page 898, in the Guilford County Registry; running thence along said southern line of Piedmont Triad Airport Authority the following two courses and distances: along a curve to the right having a radius of 850.16 feet, a chord bearing of North 58°40'55" East and chord distance of 339.92 feet to a new iron pin and North 70°26'44" East 62.98 feet to an existing iron pin, a corner with another tract of Piedmont Airport Authority as per Deed recorded in Book 4266, page 896, in the Guilford County Registry; running thence along said Piedmont Airport Authority North 70°26'44" East 938.46 feet to an existing iron pin in the southwest margin of the 60 ft. right of way of Stage Coach Trail; continuing thence North 70°26'44" East 35.45 feet to a point in said road, said point being located South 53°32'37" East 30.34 feet from an existing PK Nail in the intersection of said Stage Coach Trail and Ballinger Road; running thence along a line in Stage Coach Trail the following courses and distances: South 52°09'41" East 75.51 feet to a point, South 53°46'51" East 96.79 feet to a point, and South 53°17'58" East 142.29 feet to a point; running thence South 58°39'02" West 32.31 feet to an existing iron pin, the POINT AND PLACE

OF BEGINNING, containing 10.3242 acres; all in accordance with a survey by Mitcham & Associates, PA, dated May 23, 1996 (Job No. 964428), SAVE AND EXCEPT the right-of-way of Stage Coach Trail containing .2187 acres.

Section 2. That the rezoning of Conditional District – Heavy Industrial to Conditional District – Heavy Industrial is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: All uses allowed in LI District, plus metal fabrication, machining, sheet metal shops, and aircraft assembly.
- 2) No vehicular access to Stage Coach Trail.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on May 19, 2006.